

PROJECT INFORMATION

Project Title	Pyle Ranch Conservation Easement
Brief Description	<p>This Category 2 request for support from the Sierra Nevada Conservancy will enable Lassen Land and Trails Trust to conduct the necessary pre-work for a conservation easement to protect a critical 578 acres of working landscape in the northern Sierra Nevada. The B & V Pyle ranch lies in a commercial and residential area sandwiched between two transportation corridors leading into Susanville, the Lassen County seat. A conservation easement on this working ranch will improve water quality in the Honey Lake Valley through protection of this threatened segment of the riparian corridor of Gold Run Creek, a tributary to the Susan River. In addition to preserving ecological values, an easement will preserve the economic viability of this working ranch, the B&V Pyle Ranch.</p> <p>Lassen Land and Trails Trust has identified the Pyle Ranch as critical for protection through Proposition 84 funds due to the continuing adjacent development threats to water resources and wildlife habitat services. These services provide a diversity of ecological, economic and cultural benefits to the citizens of Lassen County and the northern Sierra. With the support of SNC, the Trust will work with regional and local partners and the landowner to:</p> <ul style="list-style-type: none"> - identify resource protection and restoration priorities and strategies, in particular water resources, which are of critical concern in the Honey Lake watershed; - update the existing conservation management plan to address those priorities and a balance between water resources, agriculture and wildlife habitat; - draft a conservation easement and monitoring plan to ensure the protection of those resources in perpetuity; - complete an appraisal with a certified appraiser to establish the value of the conservation easement; - develop a draft purchase agreement based on the appraisal and conservation easement; - identify and secure acquisition funds for completion of the purchase of the conservation easement. <p>The Pyle Ranch consists of 22 acres of riparian corridor, 400 acres tilled for feed crops and 160 acres of irrigated meadow and pasture. The ranch sits on the east side of the Sierra Nevada in the Honey Lake Valley, within the North Sierra sub-region of the Sierra Nevada Conservancy's focus area. State Highway 36, the primary transportation route into Susanville from the South, borders the northeastern edge of the property. Due to the proximity of this property to Susanville and its location on a major transportation corridor, the Pyle Ranch is under considerable development pressure, even given the current economic downturn. A</p>

	<p>significant number of adjacent properties have been sub-divided and have been subject to lot line adjustments for both commercial and residential development.</p> <p>A conservation plan was developed in 2010 with the Natural Resource Conservation Service to implement irrigation water management and resource management to improve water quality, water storage and wildlife habitat conditions. This plan will provide a base upon which a conservation easement can be drafted to ensure that these resources are protected in perpetuity. This ranch has been owned and managed by Bob and Vicki Pyle since 1975, and prior to the Pyle's ownership, its history as a working landscape dates to the 1860s when Peter Lassen first settled the area.</p> <p>A conservation easement on this property would provide a public benefit through watershed improvement, wildlife habitat conservation, protection of green-space, and the preservation of the agricultural heritage of the region. A search of the Susanville Quadrangle in the California Natural Diversity Database (CNNDDB) shows one species listed as California State Threatened that may occupy habitat like that found on the Pyle Ranch. That species is the Sierra Nevada Red Fox (<i>Vulpes vulpes necator</i>), which is also currently under review for federal listing under the Endangered Species Act. The ranch is also within the seasonal migration corridor for the Lassen muledeer herd, which is in decline. In addition, other species known to occupy habitats like those found on the Pyle Ranch include approximately 30 species of mammals, 15 species of reptiles, 5 species of amphibians, and 30 species of birds, as well as numerous seasonal visitors.</p> <p>With SNC's assistance, Lassen Land and Trails Trust will be able to complete the pre-work and move toward securing a conservation easement on the Pyle Ranch, which supports the Conservancy's strategic focus on providing for the long-term economic value and viability of working ranches and the health of our regional watersheds in the Sierra Nevada.</p>
Total Requested Amount	35,000.00
Other Fund Proposed	.00
Total Project Cost	35,000.00
Project Category	Acquisition Projects
Project Area/Size	0000
Project Area Type	Not Applicable
Have you submitted to SNC this fiscal year?	No
Is this application related to other SNC funding?	No

Project Results
Easement or other landowner agreement

Project Purpose	Project Purpose Percent

County
Lassen

Sub Region
North

PROJECT CONTACT INFORMATION

Name	Ms. Louise Jensen,
Title	Executive Director
Organization	Lassen Land and Trails Trust
Primary Address	PO Box 1461, , , Susanville, CA, 96130
Primary Phone/Fax	530-257-3252 Ext.
Primary Email	director@llttweb.org

PROJECT LOCATION INFORMATION

Project Location

Address:	473-200 Richmond Rd North, , , Susanville, CA, 96130
Water Agency:	n/a
Latitude:	40.389819
Longitude:	-120.63284
Congressional District:	n/a
Senate:	n/a
Assembly:	n/a
Within City Limits:	No
City Name:	

ADDITIONAL INFORMATION

Grant Application Type

Grant Application Type:
Category Two Pre-Project Activities

PROJECT OTHER CONTACTS INFORMATION

Other Grant Project Contacts

Name:	Ms. Amy Holeman,
Project Role:	Day-to-Day Responsibility
Phone:	5302573252
Phone Ext:	
E-mail:	lands@littweb.org

UPLOADS

The following pages contain the following uploads provided by the applicant:

Upload Name
Authorization to Apply or Resolution
CEQA Documentation
Completed Application Checklist
Detailed Budget Form
Full Application Form
Letters of Support
Letters of Support
Narrative Descriptions
Parcel Map Showing County Assessors Parcel Number
Photos of the Project Site
Project Location Map
Table of Contents
Topographic Map
Other Supporting Documentation

To preserve the integrity of the uploaded document, headers, footers and page numbers have not been added by the system.

Instructions for use of this form:

1. Scroll down and check the box indicating completion of requested information in the appropriate format.

- You can move among the boxes by using your mouse or the "Tab" key.

2. When you have completed the form, print and sign at the bottom.

Please note: Adobe® Reader® does not allow you to save your work. It is very important that you print out your form immediately after completing it.

Appendix B1

Full Application Checklist

Project Name: Pyle Ranch Conservation Easement EGID#: 722

Applicant: Lassen Land and Trails Trust

Please mark each box: check if item is included in the application; mark "N/A" if not applicable to the project. "N/A" identifications must be explained in the application. Please consult with SNC staff prior to submission if you have any questions about the applicability to your project of any items on the checklist. All applications must include a CD including an electronic file of each checklist item, if applicable. The naming convention for each electronic file is listed after each item on the checklist. (Electronic File Name = EFN: "naming convention". file extension choices)

Submission requirements for all Category One and Category Two Grant Applications

1. ☐ Completed Application Checklist (EFN: Checklist.pdf)
2. ☐ Table of Contents (EFN: TOC.doc or .docx)
3. ☐ Full Application Project Information Form (EFN: fapi.doc or .docx)
4. ☐ Authorization to Apply or Resolution (EFN: authorization.doc or .docx)
5. ☐ Narrative Descriptions - Submit a single document (maximum 10 pages, Arial 12 pt font, 1 inch margins) that includes each of the following narrative descriptions (EFN: Narrative.doc or .docx)
 - a. ☐ Detailed Project Description
 - ☐ Project Description including Goals/Results, Scope of Work, Location, Purpose, etc.
 - ☐ Project Summary
 - ☐ Environmental Setting
 - b. ☐ Workplan and Schedule
 - c. ☐ Restrictions, Technical/Environmental Documents and Agreements – Category One projects only
 - d. ☐ Organizational Capacity
 - e. ☐ Cooperation and Community Support
 - f. ☐ Long Term Management and Sustainability
 - g. ☐ Performance Measures
 - h. ☐ Budget

6. Supplemental and Supporting documents
- a. ☒ CEQA/NEPA Compliance Form (EFN: CEQAform.doc or .docx)
 - ☐ California Environmental Quality Act (CEQA) documentation (EFN: CEQA.pdf)
 - ☐ National Environmental Policy Act (NEPA) documentation (EFN: NEPA.pdf)
 - b. ☒ Detailed Budget Form (EFN: Budget.xls, .xlsx)
 - c. Restrictions, Technical/Environmental Documents and Agreements, as applicable – Category One projects only
 - ☐ Restrictions / Agreements (EFN: RestAgree.pdf)
 - ☐ Regulatory Requirements / Permits (EFN: RegPermit.pdf)
 - d. Cooperation and Community Support
 - ☒ Letters of Support (EFN: LOS.doc, .docx or .pdf)
 - e. Long-Term Management and Sustainability
 - ☒ Long-Term Management Plan (EFN: LTMP.pdf)
 - f. Maps and Photos
 - ☒ Project Location Map (EFN: LocMap.pdf)
 - ☒ Parcel Map showing County Assessor's Parcel Number(s) (EFN: ParcelMap.pdf)
 - ☒ Topographic Map (EFN: Topo.pdf)
 - ☒ Photos of the Project Site (10 maximum) (EFN: Photo.jpg, .gif)
 - g. Additional submission requirements for Conservation Easement Acquisition applications only
 - ☐ Acquisition Schedule (EFN: acqSched.doc,.docx,.rtf,.pdf)
 - ☐ Willing Seller Letter (EFN: WillSell.pdf)
 - ☐ Real Estate Appraisal (EFN: Appraisal.pdf)
 - ☐ Conservation Easement Language (EFN: CE.pdf)
 - ☐ Third Party Transfer Acknowledgment Letter (if applicable) (EFN: Transfer.pdf)
 - h. Additional submission requirements for Site Improvement/Restoration Project applications only
 - ☐ Land Tenure Documents – attach only if documentation was not included with Pre-application (EFN: Tenure.pdf)
 - ☐ Site Plan (EFN: SitePlan.pdf)
 - ☐ Leases or Agreements (EFN: LeaseAgmnt.pdf)

I certify that the information contained in the Application, including required attachments, is accurate.

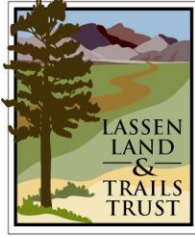
October 22, 2012

Signed _____ (Authorized Representative)

Date

Louise S. Jensen, Exec. Director

Name and Title (print or type)



PYLE RANCH CONSERVATION EASEMENT—SNC APPLICATION 722

TABLE OF CONTENTS

1. Full Application Project Information Form	page 2
2. Lassen Land and Trails Trust Board of Directors Resolution to Apply	page 4
3. Narrative Description	
a. Detailed Project Description	page 6
b. Workplan and Schedule	page 8
c. Organizational Capacity	page 8
d. Cooperation and Community Support	page 9
e. Long-term Management and Sustainability	page 10
f. Performance Measures	page 11
g. Budget Narrative	page 12
4. Supplemental and Supporting Documents	
a. CEQA/NEPA Form	page 13
b. Detailed Budget Form	page 17
c. Cooperation and Community Support	
i. Landowner Memorandum of Understanding	page 18
ii. Univ. of California, Lassen County Cooperative Extension	page 23
iii. Honey Lake Valley RCD	page 24
d. Maps and Photos	
i. Project Location Map	page 25
ii. Parcel Map with County APNs	page 26
iii. Topographic Map	page 27
iv. Photos	page 28

Instructions for use of this form:

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2. When you have completed the form, print and sign at the bottom.

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Appendix B2

Project Information Form

PROJECT NAME *(Limit name to 10 words or less)*

EGID# 722

Pyle Ranch Conservation Easement

APPLICANT NAME *(Legal name, address, and zip code)*

Lassen Land and Trails Trust
PO Box 1461
Susanville, CA 96130

PROJECT DESCRIPTION: Refer to Sec. IV, 5a in the GAP.

Has the project description been updated from the project description submitted with the Pre-Application form? *(Choose One)* ☒ SAME ☐ UPDATED

CONSISTENCY WITH LOCAL GENERAL PLAN

Is this project consistent with the appropriate jurisdiction's (city/county) general plan?

☒ Yes ☐ No *(If not, explain why not.)*

WILLIAMSON ACT STATUS *(for conservation easement acquisition projects only)*

Is the project enrolled in a Williamson Act contract with the local county? ☒ Yes ☐ No

If yes, what is the expiration date of the contract? December 28, 2016

FUNDING AND BUDGET INFORMATION

SNC Grant Request \$ 35,000

☒ Check if SNC is the sole funder of this project

PERSON WITH FISCAL MANAGEMENT RESPONSIBILITY FOR GRANT CONTRACT/INVOICING

Name and title – type or print

Phone

Email Address

☐ Mr. Louise Jensen 530-257-3252 director@littweb.org

☒ Ms. Executive Director

PERSON WITH DAY-TO-DAY RESPONSIBILITY FOR GRANT *(Only include this information if different from pre-application submittal)*

Name and title – type or print

Phone

Email Address

☐ Mr. Amy Holmen 530-257-3252 lands@littweb.org

☒ Ms. Lands Manager

COUNTY ADMINISTRATOR OR PLANNING DIRECTOR CONTACT INFORMATION (*At least one entry with Email address is REQUIRED*)

Name: Maurice Anderson, Plannin

Phone Number: (530) 251-8269

Email Address: landuse@co.lassen.ca.us

Name:

Phone Number:

Email Address:

NEAREST PUBLIC WATER AGENCY (OR AGENCIES) CONTACT INFORMATION (*At least one entry with Email address is REQUIRED*)

Name: Craig Platt, Public Works Dir

Phone Number: 530 252-5111

Email Address: cplatt@cityofsusanville.org

Name: Jarod Hancock, City Admini

Phone Number: 530 257-1000

Email Address: jhancock@cityofsusanville.c

Please identify the appropriate project category below and provide the associated details

(Choose One – should be the same as the category identified in the pre-application)

☐ Category One Site Improvement

☒ Category Two Pre-Project Activities

☐ Category One Conservation Easement Acquisition

☐ **Site Improvement/Conservation Easement Acquisition**

Project Area: _____

Total Acres: _____

SNC Portion (if different): _____

Total Miles (i.e. river or stream bank): _____

SNC Portion (if different): _____

For Conservation Easement Acquisitions Only

☐ Appraisal Included

☐ Will submit appraisal by _____

Select one primary Site Improvement/Conservation Easement Acquisition deliverable

☐ Stream Restoration/Protection

☐ Management Practices Changes

☐ Natural Resource Protection

☐ Infrastructure Development/Improvement

☐ Conservation Easement

Does the applicant intend to transfer the easement to a third party? ☐ Yes ☐ No

If yes, is the third party organization known? ☐ Yes ☐ No If yes, please attach a letter from this organization documenting their willingness to assume the long term management of the project.

☒ **Pre-Project Activities**

Select one primary Pre-Project deliverable

☐ Permit

☐ Condition Assessment

☐ CEQA/NEPA

☐ Biological Survey

☒ Appraisal

☐ Environmental Site

☐ Plan

Assessment

Lassen Land & Trails Trust
Board of Directors Resolution No. 2012 PR

In the matter of: A RESOLUTION APPROVING THE APPLICATION FOR GRANT FUNDS FOR THE **Category One Grant Program** UNDER THE **Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond ACT OF 2006, Proposition 84**

Resol. No: **2012 PR**

Date: **September 25, 2012**

Section II

The following RESOLUTION was duly passed by the Board of Directors of the **Lassen Land & Trails Trust** at a regular meeting held **September 25, 2012** by the following vote:

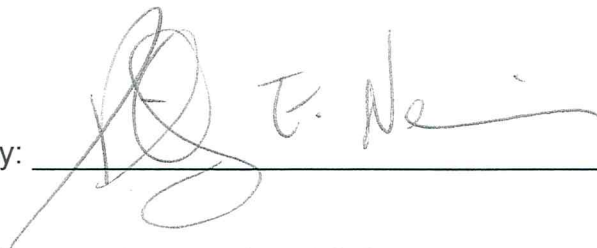
Ayes:

Noes:

Abstentions:

Absent:

Signed and approved by: _____



Phil Nemir

President, Board of Directors Lassen Land & Trails Trust

WHEREAS, the Legislature and Governor of the State of California have provided Funds for the program shown above; and

WHEREAS, the Sierra Nevada Conservancy (SNC) has been delegated the responsibility for the administration of a portion of these funds through a local assistance grants program, establishing necessary procedures; and

WHEREAS, said procedures established by the Sierra Nevada Conservancy require a resolution certifying the approval of application(s) by the Applicant's governing board before submission of said application(s) to the SNC; and

WHEREAS, the Applicant, if selected, will enter into an agreement with the SNC to carry out the project;

WHEREAS, the **Lassen Land & Trails Trust** has identified the **Pyle Ranch Conservation Easement** as valuable toward meeting its mission and goals.

BE IT HEREBY RESOLVED by the Board of Directors of the Lassen Land & Trails Trust, that this Board:

1. Approves the submittal of an application for the **Pyle Ranch Conservation Easement**; and
2. Certifies that Applicant understands the assurances and certification requirements in the application; and
3. Certifies that Applicant or title holder will have sufficient funds to operate and maintain the resource(s) consistent with the long-term benefits described in support of the application; or will secure the resources to do so; and
4. Certifies that Applicant will comply with all legal requirements as determined during the application process; and
5. Appoints **Louise Jensen, Executive Director**, or designee, as agent to conduct all negotiations, execute and submit all documents, including but not limited to: applications, agreements, payment requests, and so on, which may be necessary for the completion of the aforementioned project(s).

PASSED AND ADOPTED by the Lassen Land & Trails Trust on the 25th^t day of September, 2012.

Detailed Project Description

Project Description

This proposed Category II project is to conduct the preliminary due-diligence for a conservation easement preserving 582 acres of working ranch and agricultural land, associated water and natural resources with a specific focus on watershed protection through preservation of a portion of the critical Gold Run Creek riparian corridor in the Susan River sub-watershed of the Honey Lake Valley watershed.

The proposed project improves the environmental, economic and social well-being of the North Sierra sub-region of the Sierra Nevada, its communities and the citizens of California through resource protection of surface water quality and quantity; conservation of wildlife habitat; cultural conservation of agricultural heritage which impacts the economic vibrancy of the sub-region and state through conservation of ranching, as well as heritage tourism.

The goals and results of the proposed project include the completion of pre-project work including a draft conservation easement to preserve the critical conservation values, specifically water resources and working agricultural lands; complete an appraisal by a State-Certified General Real Estate Appraiser; execute a Purchase & Sale Agreement between the Trust and the landowner, and identify potential funding sources for acquisition of the conservation easement by the Trust to benefit the North Sierra sub-region's Honey Lake Valley watershed and the people and wildlife who make their home in the watershed in perpetuity.

The scope of work for the project includes the drafting of a conservation easement deed; working with the landowner to identify resource protection and restoration priorities and strategies, in particular water resources, which are of critical concern in the Honey Lake watershed; updating the existing conservation management plan to address those priorities and a balance between water resources, agricultural practices and wildlife habitat. Upon completion of the draft conservation easement and monitoring plan to ensure the protection of those resources in perpetuity and complete an appraisal with a State Certified General Real Estate Appraiser to establish the fair market value of the conservation easement. Negotiate a Purchase and Sale Agreement between the landowner and the Trust for the easement and identify acquisition funds for completion of the purchase.

The project property, defined as APNs 116-510-23, 24, 68, 31 and 32, lies within the Lassen County Richmond Gold Run Area Plan (May 1983). This area was designated as an agriculture planning area, however throughout the 1990s and early 2000s, subdivisions and commercial properties were developed in the area. The proposed Skyline Extension will open this area south of the City of Susanville further for development by connecting Richmond Road to State Route 36, the state prisons which are the region's largest employers, and the college and hospital complexes which all lie north and/or west of the city.

The purpose of this project is to lay the necessary foundation for the successful purchase of a conservation easement which will protect and sustain, in perpetuity, these important working agricultural lands including a portion of a critical riparian corridor and wildlife habitat which lie within an area which has experience significant land use conversion.

In addition to the natural resource benefits which a successful conservation easement would bring to the residents of Lassen County and the North Sierra sub-region, upon purchase of the easement, there would be limited public access to the property through Lassen Land and Trails Trust's outreach and education programs with opportunities to learn about working landscapes and to participate in stream corridor management and improvement. The Trust's outreach and education programs provide opportunities to share the story of the Trust's partners, including Sierra Nevada Conservancy, in the conservation of regional resources in regional media, including the regional Feather Publishing papers (circ. 00000) and regional radio and web-based media.

Project Summary

This proposed Category II project is to conduct the preliminary due-diligence for a conservation easement preserving 582 acres of working ranch and agricultural land, associated water and natural resources with a specific focus on watershed protection through preservation of a portion of the critical Gold Run Creek riparian corridor in the Susan River sub-watershed of the Honey Lake Valley watershed.

The goals and results of the proposed project include the completion of pre-project work including a draft conservation easement to preserve the critical conservation values, specifically water resources and working agricultural lands; complete an appraisal by a State-Certified General Real Estate Appraiser; execute a Purchase & Sale Agreement between the Trust and the landowner, and identify potential funding sources for acquisition of the conservation easement by the Trust to benefit the North Sierra sub-region's Honey Lake Valley watershed and the people and wildlife who make their home in the watershed in perpetuity.

Environmental Setting

The B&V Pyle Ranch lies west of State Route 36 and south of the City of Susanville along Richmond Road, a primary transportation route connecting sub-divisions and the city center. The ranch lies in the Susan River valley below the Diamond Mountain ridge of the North Sierra sub-region of the Sierra Nevada and encompasses 22 acres of riparian corridor along Gold Run Creek, a seasonal tributary to the Susan River (Calwater Watershed 63720095), listed for CWA Section 303(d) as Water Quality Limited and requiring TMDL for Mercury and unknown toxicity. Protection and management of the Susan River tributaries is important to the improvement of water quality in the Susan River. The corridor is a floodplain which is inundated relatively frequently during seasonal flow and storm occurrences. The ratio of width/depth, sinuosity and gradient of the corridor are in balance with the landscape. The corridor has a diverse age-class and composition of vigorous native vegetation, including diverse willow shrubs and trees as well as some cottonwood trees. The vegetation has served

to assist in protecting the stream banks during high flows, however there is some evidence of some recent scouring and stream-bank erosion.

The remaining acres are actively farmed and grazed with 400 acres tilled for grass and alfalfa and 160 acres irrigated as meadow and pasture for livestock grazing with greater than production greater than 80% of potential. Management practices are consistent with the existing conservation plan. Invasive exotic plant species are rarely seen and are actively controlled when identified. Vegetation coverage and natural stable drainage channels keep erosion and general soil loss to a minimum.

A search of the Susanville Quadrangle in the California Natural Diversity Database (CNNDDB) show one species listed as California State Threatened that may occupy habitat like that found on the Pyle Ranch. That species is the Sierra Nevada Red Fox (*Vulpes vulpes necator*), which is also currently under review for federal listing under the Endangered Species Act. The ranch is also within the seasonal migration corridor for the Lassen mule deer herd, which is in decline according to data compiled by the California Department of Fish and Game.

The ranch has been owned and managed by Bob and Vicki Pyle since 1975, and prior to their ownership, its history as a working landscape dates to the 1860's when Peter Lassen first settled in the area. The physical location of the ranch helps to define the cultural character and agricultural viewshed for environmental and heritage tourism along scenic State Route 36.

Workplan and Schedule

DETAILED PROJECT DELIVERABLES	TIMEFRAME
Development of draft for Conservation Easement Deed with landowner	May – September 2013
RFP State-Certified Real Estate Appraiser	September 2013
Engage State-Certified Real Estate Appraiser	October 2013
Appraisal Completed	November 2013
Purchase and Sale Agreement; draft Monitoring Plan; Development of Funding Sources for an Acquisition	November 2013—February 2014

Restrictions, Technical/Environmental Documents and Agreements

Not applicable.

Organizational Capacity

Lassen Land and Trails Trust is a 501 (c)(3), member-supported organization whose mission is to conserve significant natural lands and agricultural landscapes; to promote and enhance a regional recreational trails network. Over its 25-year history, the Trust has conserved over 4,000 acres in northeastern California and currently partners to develop, enhance and promote over 135 miles of recreational trails. Of the 4,000 acres under stewardship, over 1,200 are conservation easements on working landscapes in partnership with private landowners.

The Trust has succeeded in its achievements through support from its partners, including the Bureau of Land Management Eagle Lake and Alturas Field Offices, USFS Lassen National Forest, California Department of Fish and Game, California Wildlife Conservation Board, Lassen County and the City of Susanville along with a number of private foundations and individual donors.

The Trust's annual budget is just under \$300,000 and supports a professional staff including an executive director and lands manager, as well as its programs in conservation, trails and education.

An all-volunteer Board of Directors governs the Trust, which adheres to the standards and policies of the Land Trust Alliance. In addition, the Trust looks to volunteer committees to provide guidance and insight into its programs in conservation, trails and education, as well as in its governance and fundraising. A broad base of community volunteers assist in restoration projects, educational programs, trail activities and maintenance, as well as fundraising events. One example is Sierra Nevada Conservancy's Greater Sierra River Clean-up, which the Trust has hosted in the Susan River Watershed for three years.

Lassen Land and Trails Trust has identified the Pyle Ranch as critical for protection through SNC's Proposition 84 grant program due to the continuing development threats to water resources, sustainable agriculture and wildlife habitat.

Cooperation and Community Support

This meets the purposes of key stakeholders, including the Susan River Watershed Management Group's objective to support the maintenance and improvement of desired landscape conditions in the watershed including sustainable agricultural operations, open space, and wildlife habitat, as well as supporting the goals of improving water quality in the Susan River and its tributary streams and increasing base flow.

The project is also consistent with and supports Lassen County's General Plan, in particular its Natural Resources and Agriculture Elements. The increasing pressure on ground water in what is generally an arid region, has lead the county to prioritize the protection, maintenance and improvement of surface water management, base flows and groundwater recharge. Protection of the Gold Run Creek riparian corridor and the surrounding agricultural lands are important to achieving those goals. In addition, the county recognizes the important contribution agriculture makes to the region's economy, culture and quality of life and recommends taking measures to reduce the impact of conversion of agricultural lands to other land uses. This project will specifically take steps toward a conservation easement which will preserve, in perpetuity, sustainable agriculture on working lands which lie in an area under threat of conversion.

The local office of the Natural Resource Conservation Service has worked with the Pyle Ranch landowners and in 2010 a Conservation Management Plan was developed in partnership with the NRCS staff. That plan will serve as a foundation document in identifying conservation values and developing the draft conservation easement deed.

Current agency guidance precludes the local NRCS office from writing a letter of support for this project. The Trust is also a formal partner with the Honey Lake Resource Conservation District, and a signatory with the Susan River Watershed Management Group's Memo of Agreement. This project is consistent with the initial draft of the Watershed Group's management plan for the Susan River sub-watershed and the greater Honey Lake Valley watershed.

The Trust has executed a Memo of Understanding (appended) with the landowner to guide our joint interest, cooperation and commitment to the project.

Letter of support from the University of California Agriculture and Natural Resources' Lassen County Cooperative Extension is appended.

Long Term Management and Sustainability

Lassen Land and Trails Trust has successfully secured funds for the acquisition of conservation easements and fee title lands. Despite increasing competition for scarce funds, this project is a candidate for funding through partnerships. The Trust will look to funding through the Farm Bill and NRCS' FRPP for threatened working farm and rangeland, California's Wildlife Conservation Board for water resources and private foundations such as the William & Flora Hewlett Foundation with a focus on water resources and protection of stream corridors. It is clear to the Trust that single sources of funds is not likely and that partnerships and matching funds will be critical to securing this conservation easement.

While this Category II project proposal is for the pre-work necessary for the acquisition of a conservation easement, there are several factors within the project which provide for the long-term management and sustainability of the conserved lands. The property has an NRCS Conservation Management Plan on file, which will makes the easement eligible for the agency's FRPP and which will serve as a foundation for establishing the conservation values of the easement.

The Trust has formally adopted Land Trust Alliance policies and standards, which include baseline documentation and a monitoring plan as key components of an executed conservation easement deed. The deed would place these lands under conservation easement in perpetuity and the Trust, or its successors, would be required, by law, to annually monitor the lands for their conservation values. The Memo of Understanding (appended) between the Trust and the landowners, acknowledges that the landowner will make a donation establishing a stewardship fund to be managed by the Trust in order to fund the on-going monitoring of the easement. Under the guidance of the Trust's standards and policies, the conservation easement deed and stewardship fund would be transferred to another qualified organization if at any time the Trust is no longer able to fulfill the terms of the easement deed and its stewardship.

Performance Measures

SNC Programmatic Goals Measures

The 2011 US Census population estimate for Lassen County was 34,200. Efforts, such as the proposed project, to conserve our water resources directly impact all of our county residents as well as wildlife and regional tourism through recreation and outdoor sports. Approximately 5% of the residents are employed in agriculture or natural-resource related industries, with approximately 450 employed directly in agriculture. While agriculture is not the predominant employer in the region, it does contribute \$41.6 million to the regional economy, or approximately 5% of the local economic productivity, with an average value of agricultural products sold per farm of just under \$67,000, or approximately \$370 per acre. Nearly 88% of the working farms and ranches are operated by families or individuals. The Pyle Ranch represents this trend with the family members owning and operating the ranch. The average age of farm and ranch operators in Lassen County is 55. The Pyle Ranch project is part of an effort to sustain the ranch and ensure its continuation by the next generation as working lands. Overall job creation through agriculture in the region is indirect through local support industries, heritage and outdoor recreation tourism, and agriculture's general impact on the overall economic outlook for the region.

Project-Specific Performance Measures

The proposed Category II project success will be measured by completion of the project goals:

- Completion of Conservation Easement Deed draft
- Engagement of State-Certified Real Estate Appraiser
- Completion of Conservation Easement Appraisal
- Negotiation, Drafting and Completion of Purchase and Sale Agreement between landowner and Trust for Acquisition of Conservation Easement
- Identification of Funding Sources for Acquisition of Conservation Easement

The successful completion of the pre-project work will lay the foundation for the conservation of these working lands and their associated natural resources in perpetuity.

Budget Narrative

The proposed project budget of \$34,995 to fund the pre-work for a conservation easement on the B&V Pyle Ranch is a cost-effective investment which will allow the Trust to leverage other sources of funds for the acquisition and long-term stewardship of the easement, including contributions from the landowner.

No additional funds have been ear-marked for this initial pre-work phase and no revenues can be anticipated from such a project.

The budget, as proposed, is based on past experience in successfully developing the necessary pre-work for completed purchases of conservation easements on working lands in Lassen County.

Supplemental and Supporting Documents (appended)

CEQA/NEPA Form

Detailed Budget Form

Maps

- Project Location Map
- Parcel Map with APNs
- Topographic Map

Photos

Memo of Understanding—Landowner and Lassen Land and Trails Trust

Lassen Land and Trails Trust Board of Directors Resolution

Appendix B4

SIERRA NEVADA CONSERVANCY

PROPOSITION 84 - DETAILED BUDGET FORM

Project Name: Pyle Ranch Conservation Easement; 722

Applicant: Lassen Land and Trails Trust

SECTION ONE				Project Cost Breakdown				
DIRECT COSTS	Units	Unit Cost	Total Cost	Year One (2013)	Year Two (2014)	Year Three (2015)	Year Four (2016)	Total
Draft Conservation Easement Deed & Baseline Documentation	185	75	13,875.00	\$13,875.00				\$13,875.00
Appraisal RFP; Engagement	8	65	520.00	\$520.00				\$520.00
Appraisal Fee & Title Report	1	11500	11,500.00	\$11,500.00				\$11,500.00
Draft Purchase & Sale Agreement	42	65	2,730.00	\$2,730.00				\$2,730.00
Draft Monitoring Plan	42	65	2,730.00	\$2,730.00				\$2,730.00
Performance Measures	16	65	1,040.00	\$1,040.00				\$1,040.00
								\$0.00
DIRECT COSTS SUBTOTAL:	294	\$11,835.00	\$32,395.00	\$32,395.00	\$0.00	\$0.00	\$0.00	\$32,395.00

SECTION TWO				Project Cost Breakdown				
INDIRECT COSTS	Units	Unit Cost	Total Cost	Year One	Year Two	Year Three	Year Four	Total
								\$0.00
								\$0.00
								\$0.00
								\$0.00
INDIRECT COSTS SUBTOTAL:	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PROJECT TOTAL:	294	\$11,835.00	\$32,395.00	\$32,395.00	\$0.00	\$0.00	\$0.00	\$32,395.00

SECTION THREE				Project Cost Breakdown				
Administrative Costs (Costs may not to exceed 15% of total Project Cost) :	Units	Unit Cost	Total Cost	Year One	Year Two	Year Three	Year Four	Total
Administration	40	65	2,600.00	\$2,600.00				\$2,600.00
			0.00					\$0.00
			0.00					\$0.00
			0.00					\$0.00
			0.00					\$0.00
ADMINISTRATIVE TOTAL:	40	\$65.00	\$2,600.00	\$2,600.00	\$0.00	\$0.00	\$0.00	\$2,600.00
SNC TOTAL GRANT REQUEST:	334	\$11,900.00	\$34,995.00	\$34,995.00	\$0.00	\$0.00	\$0.00	\$34,995.00

SECTION FOUR				Years Fund Received				
OTHER PROJECT CONTRIBUTIONS				Year One	Year Two	Year Three	Year Four	Total
<i>List other funding or in-kind contributors to project (i.e. Sierra Business Council, Department of Water Resources, etc.)</i>								
			0.00					\$0.00
			0.00					\$0.00
			0.00					\$0.00
			0.00					\$0.00
			0.00					\$0.00
			0.00					\$0.00
Total Other Contributions:	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

NOTE: The categories listed on this form are examples and may or may not be an expense related to the project. Rows may be added or deleted on the form as needed. Applicants should contact the SNC if questions arise.

* Operating Costs should be allocated to the percentage that is applicable to the grant based on your cost allocation methodology and cannot exceed 15% of your total project costs.

Appendix B3

CEQA/NEPA Compliance Form

(California Environmental Quality Act & National Environmental Policy Act)

Instructions: All applicants, including federal agencies, must complete the CEQA compliance section. Check the box that describes the CEQA status of the proposed project. You must also complete the documentation component and submit any surveys, and/or reports that support the checked CEQA status. NOTE: There is no page limit requirement on this form. You may use the space you need to fully describe the CEQA/NEPA status of this project.

If NEPA is applicable to your project, you must complete the NEPA section in addition to the CEQA section. Check the box that describes the NEPA status of the proposed project. Complete the documentation component and submit any surveys, and/or reports that support the NEPA status.

For both CEQA and NEPA, submittal of permits is only necessary if they contain conditions providing information regarding potential environmental impacts.

CEQA STATUS

(All applicants must complete this section)

Check the box that corresponds with the CEQA compliance for your project. The proposed action is either "Not a Project" under CEQA; is Categorically Exempt from CEQA; or requires a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report per CEQA.

☒ **"Not a Project" per CEQA**

1. Describe how your project is "Not a Project" per CEQA:

The work outlined in this proposal is compliant with all CEQA requirements and is not considered a project, as no physical alterations to the subject property or area are proposed.

2. If appropriate, provide documentation to support the "Not a Project" per CEQA status.

☐ **Categorical Exemption or Statutory Exemption**

If a project is categorically exempt from CEQA, all applicants, including public agencies that provide a filed Notice of Exemption, are required to provide a clear and comprehensive description of the physical attributes of the project site, including potential and known special-status species and habitat, in order for the SNC to make a determination that the project is exempt. A particular project that ordinarily would fall under a specific category of exemption may require further CEQA review due to individual circumstances, i.e., it is within a sensitive location, has a cumulative impact, has a significant effect on the environment, is within a scenic highway, impacts an historical resource, or is on a hazardous waste site. Potential cultural/archaeological resources must be noted, but do not need to be specifically listed or mapped at the time of application submittal. Backup data informing the exemption decision, such as

biological surveys, Cultural Information Center requests, research papers, etc. should accompany the full application. Applicants anticipating the SNC to file an exemption are encouraged to conduct the appropriate surveys and submit an information request to an office of the California Historical Resources Information System (CHRIS).

1. Describe how your project complies with the requirements for claiming a Categorical or Statutory Exemption per CEQA:

2. If your organization is a state or local governmental agency, submit a signed, approved Notice of Exemption (NOE) documenting the use of the Categorical Exemption or Statutory Exemption, along with any permits, surveys, and/or reports that have been completed to support this CEQA status. The Notice of Exemption must bear a date stamp to show that it has been filed with the State Clearinghouse and/or County Clerk, as required by CEQA.

3. If your organization is a nonprofit or federal agency, there is no other California public agency having discretionary authority over your project, and you would like the SNC to prepare a NOE for your project, let us know that and provide any permits, surveys, and/or reports that have been completed to support the CEQA status.

-
- ☐ **Negative Declaration OR**
☐ **Mitigated Negative Declaration**

If a project requires a Negative Declaration or Mitigated Negative Declaration, then applicants must work with a qualified public agency, i.e., one that has discretionary authority over project approval or permitting, to complete the CEQA process.

1. Describe how your project complies with the requirements for the use of a Negative Declaration or a Mitigated Negative Declaration per CEQA:

2. Submit the approved Initial Study and Negative Declaration/Mitigated Negative Declaration along with any Mitigation Monitoring or Reporting Plans, permits, surveys, and/or reports that have been completed to support this CEQA status. The IS/ND/MND must be accompanied by a signed, approved Notice of Determination, which must bear a date stamp to show that it has been filed with the State Clearinghouse and/or County Clerk, as required by CEQA.

☐ **Environmental Impact Report**

If a project requires an Environmental Impact Report, then applicants must work with a qualified public agency, i.e., one that has discretionary authority over project approval or permitting, to complete the CEQA process.

1. Describe how your project complies with the requirements for the use of an Environmental Impact Report per CEQA:

2. Submit the Draft and Final Environmental Impact Report along with any Mitigation Monitoring or Reporting Plans, permits, surveys, and/or reports that have been completed to support this CEQA status. The EIR documentation must be accompanied by a signed, approved Notice of Determination, which must bear a date stamp to show that it has been filed with the State Clearinghouse and/or County Clerk, as required by CEQA.

NEPA STATUS

(Applicable to federal applicants, some tribal organizations, and applicants receiving federal funding or conducting activities on federal lands)

Check the box that corresponds with the NEPA compliance for your project.

☐ **Categorical Exclusion**

1. Describe how your project complies with the requirements for claiming a Categorical Exclusion per NEPA:

2. Submit the signed, approved Decision Memo and Categorical Exclusion, as well as documentation to support the Categorical Exclusion, including any permits, surveys, and/or reports that have been completed to support this NEPA status:

☐ **Environmental Assessment & Finding of No Significant Impact**

1. Describe how your project complies with the requirements for the use of an Environmental Assessment and Finding of No Significant Impact per NEPA:

2. Submit the signed, approved Environmental Assessment and Finding of No Significant Impact along with any permits, surveys, and/or reports that have been completed to support this NEPA status.

☐ **Environmental Impact Statement**

1. Describe how your project complies with the requirements for the use of an Environmental Impact Statement per NEPA:

2. Submit the Draft and approved, Final Environmental Impact Statement, along with the Record of Decision and any permits, surveys, and/or reports that have been completed to support this NEPA status.



Honey Lake Valley Resource Conservation District

170 Russell Ave., Suite C - Susanville, CA 96130 - Phone (530) 257-7272, Ext. 101

October 20, 2012

Mr. Jim Branham, Executive Director
Sierra Nevada Conservancy
11521 Blocker Drive, Suite 205
Auburn, CA 95603

Dear Mr. Branham:

On behalf of the Honey Lake Valley Resource Conservation District (RCD), I am writing in support of Lassen Land and Trails Trust's proposal to Sierra Nevada Conservancy for a \$35,000 grant to support pre-project activities for a conservation easement on a critical 578 acres of working landscape, the B&V Pyle Ranch.

Working ranches in the State Route 36 corridor are under increased pressure for changes in land use, in particular as proposed expansion of the highway and a by-pass are developed. The B&V Pyle Ranch lies within this corridor with its north eastern boundary along the highway. It also lies in close proximity to the incorporated city of Susanville, where future industrial and residential development pressures may have adversarial impacts on the ranch, Gold Run Creek and wildlife habitat.

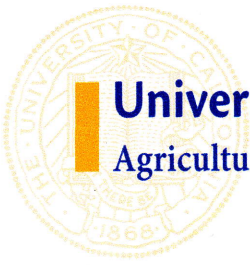
The objectives of the proposed grant will support our work with Lassen Land and Trails Trust in resource protection and restoration, in particular water resources, which are of critical concern in the Honey Lake watershed. The 22 acres of riparian corridor along Gold Run Creek, a tributary to the Susan River and Honey Lake; 400 acres of tilled feed crops, and 160 acres of irrigated meadow and pasture which comprise the B&V Pyle Ranch and are significant to the region's agricultural and natural resources.

The outcome of the grant will be the foundation for placing a conservation easement on these acres, which will improve water quality, water storage and wildlife habitat conditions while supporting the Pyle family's continued commitment to ranching in this community.

Thank you for the Conservancy's careful consideration of this proposal. The Honey Lake Valley RCD looks forward to working with Lassen Land and Trails Trust and the Pyle Ranch and to ensuring the long-term stewardship of this land for the benefit of Lassen County residents and their quality of life today and tomorrow.

Sincerely,

Tim Keesey
HLV RCD Watershed Coordinator



University of California
Agriculture and Natural Resources

Lassen County Cooperative Extension

707 Nevada Street
Susanville, CA 96130
(530) 251-2601 office
<http://celassen.ucdavis.edu>

Mr. Jim Branham, Executive Director
Sierra Nevada Conservancy
11521 Blocker Drive, Suite 205
Auburn, CA 95603

October 19, 2012

Dear Mr. Branham:

I am writing in support of Lassen Land and Trails Trust's proposal to Sierra Nevada Conservancy for a \$35,000 grant to support pre-project activities for a conservation easement on a critical 578 acres of working landscape, the B&V Pyle Ranch.

The objectives of the proposed grant will support on-going collaboration with Lassen Land and Trails Trust in resource protection and restoration. The pre-project activities will cover 22 acres of riparian corridor along Gold Run Creek, a tributary to the Susan River and Honey Lake; 400 acres of field crops, and 160 acres of irrigated meadow which comprise the B&V Pyle Ranch and are significant to the area's agricultural and natural resources.

Given its key geographic position on the landscape, the B&V Pyle Ranch is a prime candidate for a conservation easement. Near the city of Susanville and adjacent to State Highway 36, the potential for future land conversion is very high, particularly given the erosion of the Williamson Act program in California. The B&V Pyle Ranch is one of the area's most recognizable working ranches and is located on some of the most productive alluvial soils in the county. The fertile green fields provide an almost iconic landmark to Lassen County residents traveling to and from Susanville on either Highway 36 or Richmond Road. The ranch also provides habitat to a variety of wildlife, most notably an abundant deer herd which can be seen in the fields nearly every morning and evening.

The outcome of the grant will be the foundation for placing a conservation easement on these acres, which will improve water quality, water storage and wildlife habitat conditions while supporting the Pyle family's continued commitment to ranching in this community.

Thank you for the Conservancy's careful consideration of this proposal. I look forward to working with Lassen Land and Trails Trust and the B&V Pyle Ranch and to ensuring the long-term stewardship of this ranch and surrounding working landscape.

Sincerely,

David Lile
County Director
UC Cooperative Extension, Lassen County

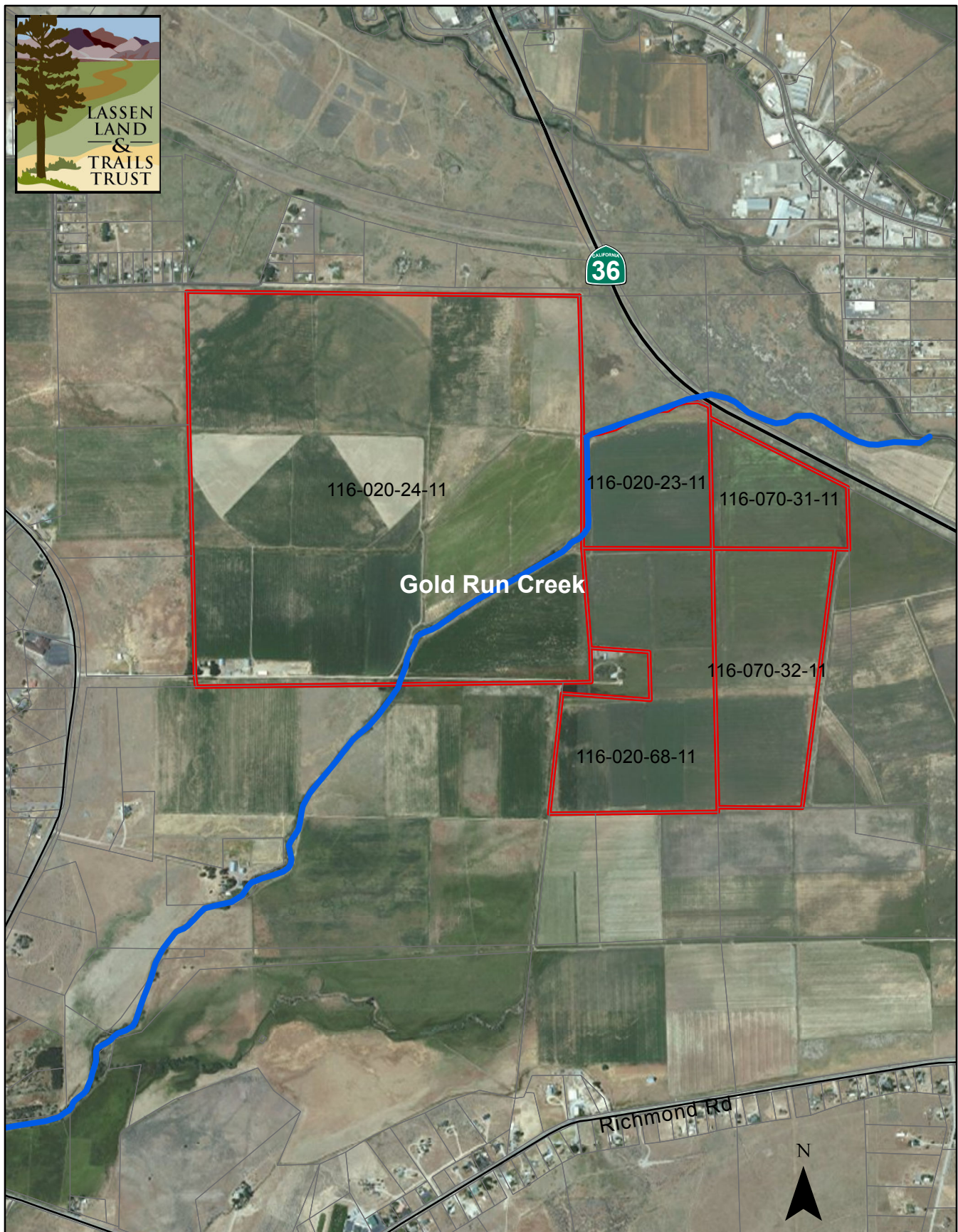
B&V PYLE RANCH

Lassen County, California



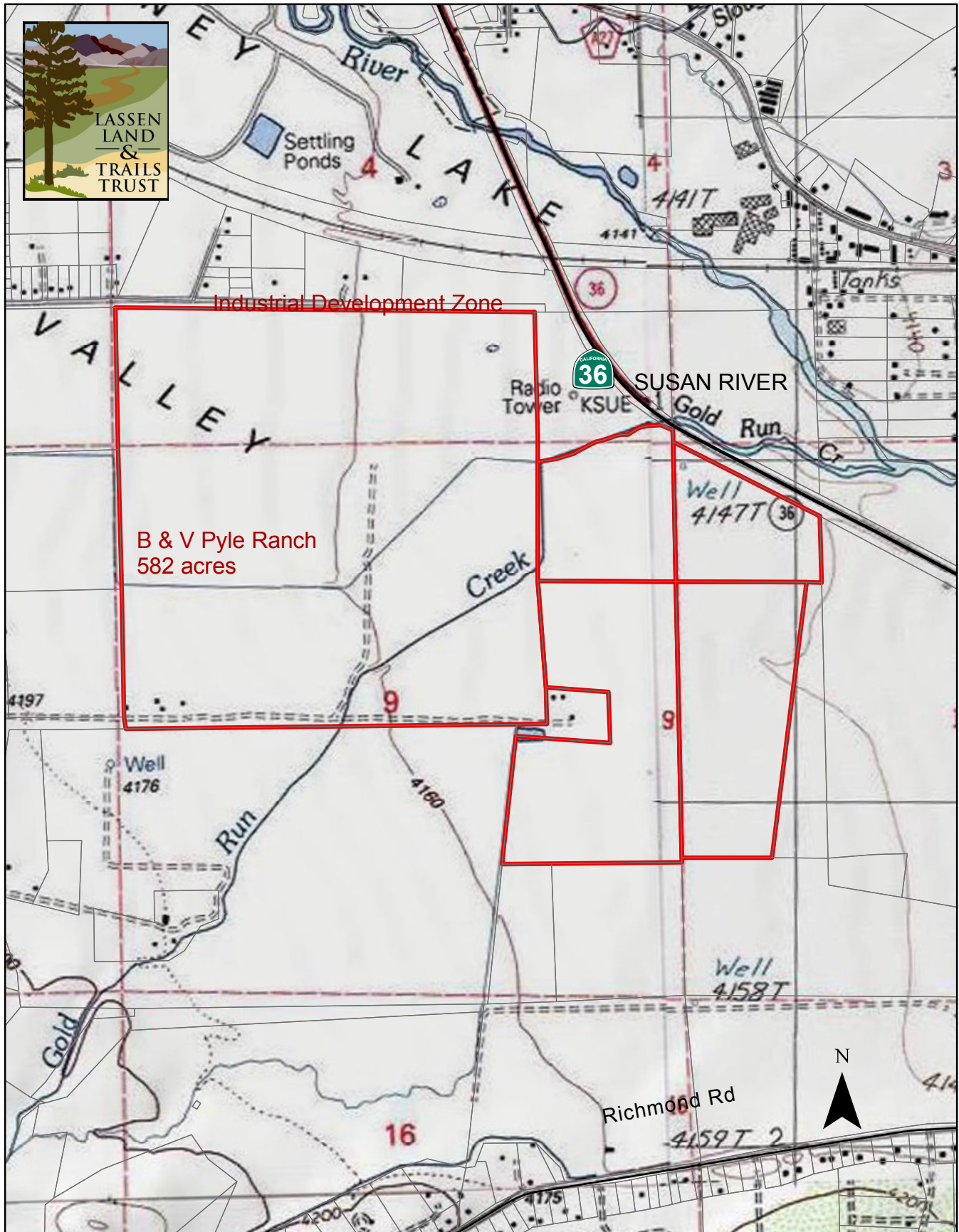
Lassen Land and Trails Trust is proposing pre-project work to lay a foundation for securing a conservation easement to protect the B&V Pyle Ranch from land use conversion and the 22 acre Gold Run Creek riparian corridor.

B&V PYLE RANCH
Lassen County, California



Lassen Land and Trails Trust is proposing pre-project work to lay a foundation for securing a conservation easement to protect the B&V Pyle Ranch from land use conversion and the 22 acre Gold Run Creek riparian corridor.

B&V PYLE RANCH
Lassen County, California



This topographic map illustrates the proximity of the B&V Pyle Ranch, Gold Run Creek and the Susan River to the City of Susanville, sub-divisions lying south of the city, and the State Route 36 corridor

Pyle Ranch Conservation Easement—Project Photos



B&V Pyle Ranch from south side of Gold Run Creek (October, dry season) looking north and east toward Susanville and industrial development along border of ranch.



Comparison of seasonal flow in Gold Run Creek and the corridor vegetation on B&V Pyle Ranch.



Pyle Ranch Conservation Easement—Project Photos (cont'd.)



View of B&V Pyle Ranch from Richmond Road, commuter route from developments located south of Susanville, and looking to south and west.

Comparison of spring and fall seasonal Gold Run Creek stream bed and bank vegetation, view is upstream and west from the ranch.



View due-east toward State Route 36 in background across irrigated fields and late-season grazing.

MEMORANDUM OF UNDERSTANDING (MOU)

between
Lassen Land and Trails Trust,
601 Richmond Rd. Susanville, CA 96130

and

B & V Pyle Ranch, c/o Bob Pyle
473-200 Richmond Rd North, Susanville, CA 96130

This is an agreement between Lassen Land and Trails, hereinafter called "Trust" and the B & V Pyle Ranch, c/o Bob Pyle, hereinafter called "Landowner".

PURPOSE & SCOPE

The purpose of the MOU is to clearly identify the roles and responsibilities of each party as they relate to the pre-project planning, development, and funding for a Conservation Easement ("Easement") for certain real property owned by Landowner in Lassen County, near Susanville, CA. Such land has been used by Landowner for agricultural purposes, and continues to be used for such purposes. Such land consists of approximately 582 acres and is designated as Assessor's Parcel Numbers 116-020-23, 116-020-24, 116-020-68, 116-070-31, 116-070-32 (*see Attachment A*).

Trust and Landowner acknowledge that, pursuant to the provisions of this MOU: (i) they desire to negotiate further the terms of a definitive purchase and sale agreement (the "Agreement") pursuant to which Landowner would sell the Easement to Trust and Trust would purchase a Conservation Easement from Landowner; (ii) the Agreement, and not this letter, would memorialize the fully integrated, definitive agreement of the parties; (iii) prior to the preparation and negotiation of the Agreement, Trust and Landowner desire to execute this letter to memorialize their understanding of certain general terms and provisions to be contained therein; (iv) in addition to the general terms and provisions in this letter, the Agreement may contain other terms and provisions customary or usual in similar real property transactions; and (v) Trust and Landowner each have the right to approve the final form of the Agreement in their sole and absolute discretion. Except for this paragraph and the provision entitled Entry Upon Property, below, this MOU is not intended to constitute and will not give rise to any legally binding obligation on the part of either Trust or Landowner. Unless the Agreement is entered into (regardless of any reason that it is not entered into), no party would be under any obligation with respect to the provisions set forth in this MOU other than this paragraph and the provision entitled Entry Upon Property, irrespective of any negotiations, agreements, undertakings or course of conduct between, or actions taken by, such party.

BACKGROUND

The mission of the Trust is to conserve significant natural areas and agricultural landscapes, and to promote and enhance a public trail system throughout Lassen County. Since 1987, the Trust has been working to conserve private lands and their conservation values and recreational opportunities in Lassen County. The Trust intends to assist the Landowner with the development of a funding partnership to complete the pre-project work for a Conservation Easement on the Pyle Property. It is the Trust's intention to seek further funding for the acquisition of the Conservation Easement once the pre-project work is complete. Landowner and Trust intend to cooperatively develop a partnership with multiple organizations to secure funding for the pre-project work and the Easement acquisition.

ENTRY UPON PROPERTY

- Trust and its representatives, agents and consultants shall have the right to enter upon the Property. In connection therewith, the Trust shall not alter the physical condition or natural elevation of the Property, or otherwise conduct any testing thereof, including without limitation any soil or groundwater sampling, without prior notice to Landowner. Landowner shall have a right to accompany Trust during any such testing. The Trust and its agents and consultants shall keep all results of any such testing strictly confidential. If Landowner, for any reason, does not sell the Easement to the Trust, the Trust shall return to Landowner all of the Property information previously provided to, or prepared by Landowner for the benefit of, the Trust.
- The Trust hereby assumes all liability for any such entry upon the Property and, for itself and its agents and consultants, hereby waives any claims against Landowner in connection therewith. The Trust shall not permit any liens to attach to the Property at any time as a result of any work performed for or by the Trust in connection with such entry upon the Property. The Trust shall indemnify, defend, and hold harmless Landowner from and against any and all loss, cost, damage, liability, or expense (including attorneys' fees and costs) incurred by Landowner in connection with any such entry upon the Property by the Trust and its representatives, agents and consultants.
- The provisions of this paragraph entitled "Entry Upon Property" shall survive the closing of transactions contemplated herein or the earlier termination of this MOU.

TRUST'S RESPONSIBILITIES UNDER THIS MOU

Trust shall undertake the following activities:

- Develop a strategy and support materials regarding the conservation values of the Property and promote the Property to potential funding organizations through printed materials, site visits and other appropriate means.

- Apply for grant(s) to cover pre-project costs such as an appraisal, development of a purchase agreement and drafting of a conservation easement deed, as well as coordination efforts by Trust staff.
- Share pertinent Property information and maps with funding agencies and potential project partners in an effort to maximize the likelihood of funding for pre-project work and Easement acquisition.
- When funded, support Landowner, project partners including the State-Certified General Real Estate Appraiser in all aspects of the project, by providing ongoing technical expertise, direction, and consultancy.
- Comply with deadlines, document requirements and information of funding partners and agencies as needed.
- Keep Landowner informed with timely and factual information regarding the status of this project, possible problems or changes, and expected time frames of milestones.
- Manage and advance the conservation easement acquisition process, including securing funding, agency negotiations, and recordation.

LANDOWNER'S RESPONSIBILITIES UNDER THIS MOU

Landowner shall undertake the following activities:

- Provide Trust and all project partners, including government agencies and other organizations with full access to the Property, as deemed necessary by Trust and/or project partners.
- Provide Trust with all pertinent Property information in Landowner's possession, such as title reports, deeds, easement records, encumbrances and liens, farming records, previously conducted Property appraisals, soil and water evaluations and tests, environmental assessments, natural resource inventories, surveys or other resource inventories, maps, historical pictures or other data as available and needed by Trust for the development of grant proposals, materials and other requirements.
- Order at its own cost a current title report when requested by the Trust.
- After the appraisal is funded and completed, the Landowner will determine whether to offer the Easement for sale to the Trust, in Landowner's sole discretion. In the event Landowner makes a determination to sell the Easement to the Trust and the parties enter into the Agreement, the parties will use commercially reasonable efforts to mutually

agree upon a donation amount to be made from the Landowner to the Trust following Conservation Easement acquisition for compensation regarding additional due diligence and provide for a restricted stewardship fund to support the Trust's on-going efforts to conserve and protect the Property.

IT IS MUTUALLY UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES THAT:

- This MOU can be modified at any time upon written mutual agreement by the parties.
- Termination of this MOU occurs automatically when either party ceases to exist or gives notice to the other party in writing 30 (thirty) days in advance of the desired termination date. Receipt of the notice of termination shall require Trust to cease all work immediately, unless continuation is mutually agreed in written form. Notwithstanding the foregoing, this MOU shall terminate if Trust is not able to secure funding to obtain an appraisal of the Property on or before XXXX, 20__.
- Details of this MOU, and any information regarding the Property, parties or content of any agreements, documents or other information shall be kept confidential by both parties, unless disclosure is necessary by law, application requirements or allowed by mutual agreement. However, nothing in this provision shall limit Landowner to discuss or otherwise share such information with family, attorneys, accountants, banks and other organizations with interest in the Property.

EFFECTIVE DATE AND SIGNATURE

This MOU shall be effective upon the signature of all parties set forth below. Both parties indicate agreement with this MOU by their respective signatures.

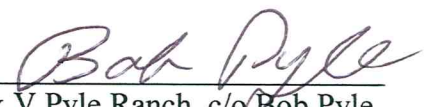
Signatures and dates



Louise Jensen, Executive Director
Lassen Land and Trails Trust

Date

6/18/12



B & V Pyle Ranch, c/o Bob Pyle
Landowner

Date

June 18 2012

